



Site Address:

Example Apartment
Example Street
Example Town
Example County
Ex4 APE

Assessor's Information:

Callum Kennedy
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	Risk Ratings				
	4	3	2	1	0
Number of items that require attention - Legionella risks	1	3	2	0	17
Number of items that require attention - General risks	0	0	0	0	23

The above chart confirms the risk rating, by category, produced from the risk assessment at this property. The 'Landlord Corrective Actions' report lists the individual recommendations which are specific to reducing the potential for risk. Please read in conjunction with the risk rating guidance chart at the end of the report.

Single storey flat located within a block. Domestic hot and cold water system comprise of a mains cold water supply which feeds all cold outlets within the property, and also a gas fired combination combi boiler, this then feeds all hot outlets within the building.

Description of the property and water systems:

Floor	Location	Asset	Comments
Ground Floor	Bathroom	Shower (Mixer)	
Ground Floor	Bathroom	Wash Hand Basin (Mixer Tap)	
Ground Floor	Bathroom	WC	
Ground Floor	Hallway Cupboard	Gas Fired Combi Boiler	
Ground Floor	Hallway Cupboard	Washing Machine	
Ground Floor	Kitchenette	Dishwasher	
Ground Floor	Kitchenette	Sink (Cold 33.2, Hot 53.9)	Very high cold water temperatures

Assessment Photo's

Title: Mains Stop Tap



Comments:
Located in the hallway cupboard

LR: 0 GR: 0

Title: Gas Fired Combi Boiler



Comments:
Located in the hallway cupboard

LR: 0 GR: 0

Title: Heavily fouled shower head



Comments:

LR: 4 GR: 0

Showers that are visibly contaminated can provide nutrients for bacteria to grow; any shower found to be contaminated should be cleaned and disinfected as soon as possible. Showers as a matter of course should be cleaned and disinfected at least on a regular quarterly basis. Please note that the pipework supplying the shower should be flushed to ensure that it is free from any contamination and also that any flexible pipework is cleaned and disinfected at the same time as the shower head. This shower head requires immediate de-scaling & chlorination. It must not be used before it has been cleaned & disinfected and the outlet flushed without the creation of aerosol. Ideally the outlet should be flushed without the shower head attached.

Landlord Responsibilities:

(ACoP L8:2013 Para 48) The statutory duty holder is required to appoint a Competent Person (Responsible person). The appointed competent person or persons should have sufficient authority, competence and knowledge of the installation to ensure that all operational procedures are carried out in a timely and effective manner. The Landlord is the statutory duty holder and would be responsible for the following points detailed below:

The Landlord is the statutory duty holder and is responsible for: -

- Ensuring there is a legionellosis risk assessment of the water systems for the property.
- Maintaining records of corrective actions taken.
- Appointing competent individuals to complete tasks.
 - Any subcontractor appointed to clean and disinfect water systems must produce evidence that they are competent to do so.
- Annually (or when the property is re let) consider if any of the following have changed.
 - Changes to the water system or its use.
 - Changes to the use of the building (New high susceptibility tenant).
 - The availability of new information about risks or control measures.
 - The results of checks indicating that control measures are no longer effective.
 - Or if a case of legionellosis is associated with the system.

If they have ensure the risk assessment is up dated.

- Issue the specific guidance below to the tenant on the safe use of the water systems within the property.
 - To inform the landlord if hot water & cold water temperatures can't be maintained.
 - Cleaning requirements of water fittings such as showers and spray taps etc.
 - Ensure outlets are used or flushed at least weekly.
- Void properties
 - Mothballing is a compromise between adequate control of microbial growth and the use of water for flushing (while avoiding waste). Short term voids can be controlled by flushing the entire water system once a week.
 - Longer term voids are often left filled with water for mothballing and not drained down as moisture will remain within the system enabling biofilm to develop where there are pockets of water or high humidity. The systems should be recommissioned as though they were new (ie thoroughly flushed, cleaned and disinfected) before returning to use.
 - If systems are drained they should be recommissioned as though they were new (ie thoroughly flushed, cleaned and disinfected) before returning to use.

Landlords Corrective Actions

Question	LR	GR
9, Do tenants require any special considerations (such as microbiological sampling)?	4	0
Answer: Yes – Testing for legionella is appropriate as there were several factors that lead to the event of legionella		
Recommendation: Factors which contribute the the proliferation of legionella bacteria were found during this assessment including stagnation due to the apartment being vacant, a heavily fouled shower head which provides a nutrient source, and high cold water temperatures which were close the the optimum temperature for bacterial growth.		
Question	LR	GR
8, Are outlets (including showers) clean and regularly used?	3	0
Answer: No - The shower head was seen to be heavily fouled.		
Recommendation: The tenant should be reminded that monthly (or as indicated by the rate of fouling) showers need to be cleaned and descaled including removable parts, heads, inserts and hoses where fitted.		
Question	LR	GR
20, Is the water heater in use or is stagnation likely?	3	0
Answer: No- The water heater is not being used on a daily basis.		
Recommendation: If the water heater is not in regular use (and cool) it should be brought up to full temperature 60°C for at least an hour weekly and all associated outlets flushed		
Question	LR	GR
22, Will the water heater reach 60°C for at least 1 hour daily?	3	0
Answer: Temperature <55°C (53.9°C) when running. (Combi boiler)		
Recommendation: The thermostat setting should be adjusted as the water heater is operating below the correct temperature.		
Question	LR	GR
6, Are water heaters being correctly inspected annually?	2	0
Answer: No - There are no records of water heater inspections		
Recommendation: In domestic premises it is unlikely to be reasonable to conduct annual internal water heater inspections. However external conditions and confirming that the unit can reach design temperatures is recommended.		
Question	LR	GR
12, Is the mains supply & any cold water likely to remain below 20°C?	2	0
Answer: No – The cold water temperatures were very high		
Recommendation: Sources of heat gain need to be investigated and suitable measures adopted to eliminate or reduce the thermal gain.		

Landlords Control Scheme

Gas Fired Water Heater

Annually - In domestic premises it is unlikely to be reasonable to conduct annual internal water heater inspections. However external conditions and confirming that the unit can reach design temperatures is recommended. Failure to achieve temperatures may require internal inspection or replacement.

1 x Gas Fired Combi Boiler - Located Ground Floor Hallway Cupboard

Management/Letting Agent Responsibilities

- Ensure there is a signed Service Agreement / Contract to cover all points above.
- The Service Agreement / Landlord Contract should confirm responsibilities and formal lines of communication.
- Hold a current copy of the risk assessment and corrective actions.
- Have a system to ensure the Landlord has actioned the significant corrective actions detailed in the risk assessment.
- Annually (or when the property is re let) consider if any of the following have changed.
 - Changes to the water system or its use.
 - Changes to the use of the building (New high susceptibility tenant).
 - The availability of new information about risks or control measures.
 - The results of checks indicating that control measures are no longer effective.
 - Or if a case of legionellosis is associated with the system.

If they have ensure the risk assessment is up dated.

- Ensure the tenant has been issued with the site specific requirements for the safe use of the water systems within the property.

Tenant Responsibilities

The control scheme below has been designed to ensure the water system is safe for you the tenant to use and it is in your own best interest to follow the guidance detailed below where applicable to the water systems within the building.

- Ensure that all water outlets are used at least weekly.
 - If not flush for at least 2 minutes before use (care should be taken to avoid the creation of aerosols).
 - Outside bib taps should also be flushed when not in use.
 - Dishwashers and washing machines should also be considered.
 - If the property has been left empty for any reason including holidays flush all outlets for at least 2 minutes.
- Water stored in water butts should not be used for spraying or as a supply for a water jet washer.
- Report to the Landlord/Management/Letting Agent any defects in the water system within the property.

Tenants Control Scheme

Dishwasher

Weekly - turn on or use regularly

1 x Dishwasher - Located Ground Floor Kitchenette

Showers

Monthly - Showers should be cleaned monthly or when there is evidence of visual contamination. Most well-known supermarkets have propriety branded cleaning products to carry out this task (follow the instructions on the label carefully).

Dismantle, clean and descale all removable parts.

1 x Shower (Mixer) - Located Ground Floor Bathroom

Understanding Risk Assessment

"A risk assessment is an important step in protecting your workers and your business, as well as complying with the law. It helps you focus on the risks that really matter in your workplace - the ones with the potential to cause real harm" (Health and Safety Executive INDG163 rev2).

This risk assessment uses basic definitions:

- A hazard is anything that may cause harm, such as chemicals, electricity, or Legionella bacteria;
- A risk is the chance, high to low, that someone could be harmed by Legionella or other hazards noted multiplied by the severity. Since Legionella infections are serious (even fatal) the severity factor is always high.

Risk Assessment Responsibilities

The responsibility for implementing and completing the corrective measures remains with the Statutory Duty Holder or nominated Responsible Person. We would recommend that you read the HSE ACoP L8: 2013 Legionnaires' disease. The control of legionella bacteria in water systems.

[This can be down loaded from <http://www.hse.gov.uk/pubns/priced/l8.pdf>](http://www.hse.gov.uk/pubns/priced/l8.pdf)

Technical guidance is available in HSG274 Parts 1 to 3, please see further guidance section. Failing to action the findings of a risk assessment may result in Legionella bacteria proliferating in the water systems inspected. Legionella is potentially fatal.

The use of L8MS-Risk software does not negate the responsibility of the service provider to ensure the Risk Assessor is competent to undertake legionellosis risk assessments. It is imperative that all operatives using L8MS-Risk are suitable trained. To include:

- Use of the software.
- Principals of risk assessment.
- A sound knowledge of legionella legislation, water system design and control practices.

Risk Assessment Ratings

LR - Legionella Risk Ratings

LR - Legionella Risk Rating has been used to prioritise corrective actions relating directly to legionella control. Our assessment is based on the residual risk with the current design & control systems in place. Failure of the current control system could easily result in the water system reverting to a far higher risk rating - the water systems inherent risk.

Level 0	<ul style="list-style-type: none">HAZARD (Legionellosis) x LIKELIHOOD (Very Low) = RISK (Minimal)No additional action required.
Level 1	<ul style="list-style-type: none">HAZARD (Legionellosis) x LIKELIHOOD (Low) = RISK (Slight risk under abnormal operating conditions)Take actions when other more significant risks have been completed.
Level 2	<ul style="list-style-type: none">HAZARD (Legionellosis) x LIKELIHOOD (Possible) = RISK (Possible risk with existing operating conditions)Take actions when operationally practicable, time periods often programmed to fit with shutdowns or planned maintenance.
Level 3	<ul style="list-style-type: none">HAZARD (Legionellosis) x LIKELIHOOD (Present) = RISK (Probable risk with existing operating conditions)Take actions as soon as possible, time periods are typically a few months maximum.
Level 4	<ul style="list-style-type: none">HAZARD (Legionellosis) x LIKELIHOOD (High) = RISK (Imminent risk of harm or loss)Take immediate action to reduce the risk, this may include taking systems off line.

GR - General Risk Ratings

GR - General Risk Rating has been used to prioritise corrective actions relating to general safety concerns, such as working at heights, or scalding risks pointed out under our duty of care.

Level 0	<ul style="list-style-type: none">No additional action required.
Level 1	<ul style="list-style-type: none">Take actions when other more significant risks have been completed.
Level 2	<ul style="list-style-type: none">Take actions when operationally practicable.
Level 3	<ul style="list-style-type: none">Take actions as soon as possible.
Level 4	<ul style="list-style-type: none">Take immediate action to reduce risk.

We as a service provider are unable to define exact time scales for corrective action as this is dependent on any other risks within your organisation and the budget available for corrective actions. A programme of implementation should be devised.